

12/15/2020

CERTIFICATE OF APPROPRIATENESS

Kraemer Design Group, LLC
1420 Broadway
Detroit, MI 48226

**RE: Application Number 20-6987; 2447 Cass; Cass-Henry Historic District
Project Scope: Rehabilitate Apartment Building**

Dear Applicant,

At the regular scheduled meeting that was held on December 9, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of December 15, 2020.

The Commission issued a Certificate of Appropriateness for the following work as it meets the Secretary of Interior’s Standards for Rehabilitation:

Brick and stone

- *Inspected for damage*
- *Brown paint to be removed (process not provided)*
- *Masonry cleaned with a light duty detergent and low pressure water rinse*
- *Brick and stone will be repointed, and loose or displaced units will be reset*
- *Repointed mortar will match the color, texture, compressive strength, joint width, and joint profile of the existing historic mortar*
- *Damaged brick and stone will be repaired as necessary*
- *Any units too badly deteriorated to repair will be replaced, with salvaged brick to be reused where replacements are needed before new units are used*
- *If new units are necessary, they will be selected to match the existing in size, profile, color, and finish*

Main entrance and doors

- *Remove existing concrete masonry units (CMU)*
- *Install a new glazed wood double door compatible with the historic nature of the building (color TBD)*
- *New solid doors in the west elevation at the fire escape (material/design TBD)*
- *ADA lift to be installed on the back of the building to access the first floor fire escape to provide ADA access to the first floor units*

Windows

- *New historic replica aluminum-clad wood windows throughout: Marvin Ultimate Double Hung G2 per attached data sheet (no extant historic windows, dark color TBD)*
- *On primary (east) façade, first floor, windows will be 2/1 except the two windows flanking the entrance which will be further researched to determine their design*
- *On primary (east) façade, upper floors, windows will be 6/1 on the outer bay window openings and in the two central bays of the building. The center bay window openings will have 8/1 units.*
- *1/1 single hung units will be used on the remaining windows*

Fire Escape and ADA Lift

- *Wood components of existing fire escape to be removed and replaced with new composite wood material. Connections to the building repaired as necessary to ensure structural stability*

Lighting

- *Exterior building lighting will be provided and designed to highlight building features*
- *Lighting locations may include up-lights or soffit fixture on the west (Cass) façade*

Signage

- *Future signage is proposed to be reinstated on either a ground sign or an appropriate location on the front façade. (not specified)*

Roof, rooftop mechanicals, and penthouses

- *Current EPDM roof to be removed and replaced with a new EPDM roof*
- *Small condensers will be added to the center and western side of the roof with painted metal panel mechanical screens to obscure the condensers*
- *Small skylight in center of roof to be removed and replaced with a contemporary low-profile skylight structure*

And, as per the submitted documents, specifically drawings 7A101 (floor/roof plans) and 7A401, 7A401.1 (elevations).

The Certificate of Appropriateness is issued with the following conditions:

- Staff review of the submitted construction drawings will include the identification of specific standards concerning repair and/or replacement of deteriorated character-defining features, and related standards concerning the qualifications of historic preservation contractors retained to perform the work.
- Staff review of the submitted construction drawings to specifically include review of specifications/cut sheets for lighting, windows, doors, ADA lifts, signage, paint removal, paint colors, and other exterior elements/selections not yet finalized, with staff authority to approve if per the Secretary of the Interior's Standards, the district's Elements of Design, and otherwise consistent with Commission intent and guidelines.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-224-3521.

For the Commission:



Garrick Landsberg
Director/Staff
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: Olympia Development of Michigan

Address: 2211 Woodward Avenue City: _____ State: _____ Zip: _____

Phone: 313 725 3621 Mobile: 248 225 9188

Driver's License #: _____ Email: Eric.Tuomey@olydev.com

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

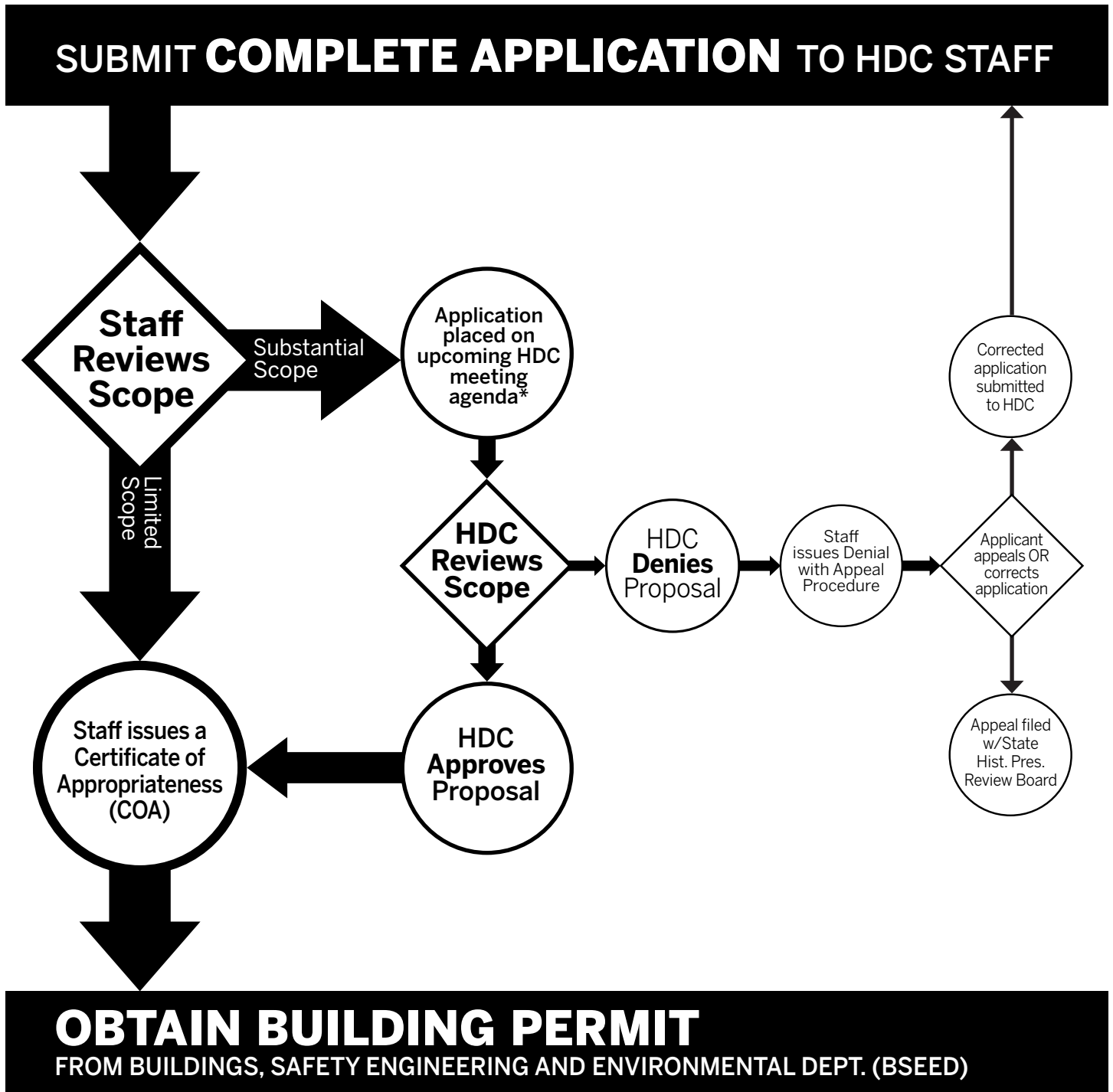
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

November 20, 2020

City of Detroit
Ms. Jennifer Ross
Historic District Commission
2 Woodward Ave., Suite 800
Detroit, MI 48226

RE: 2447 Cass Avenue—Hotel Ansonia/Grande Apartments

Dear Ms. Ross,

Kraemer Design Group, LLC (KDG) is writing on behalf of Sorin Enterprises, LLC to the Historic District Commission regarding the building located at 2447 Cass Avenue (known as both the Hotel Ansonia and Grande Apartments). The building is currently vacant, and this project will rehabilitate the building for new residential occupancy. The exterior rehabilitation plan for 2447 Cass includes brick and stone repairs, repairs to the entrance and new exterior doors, installation of new windows, fire escape repairs, façade lighting, signage, new roofing, repairs to the rooftop skylight, and rooftop equipment placement. The following is a detailed description of each exterior feature proposed to be rehabilitated.

Built around 1906, the building at 2447 Cass Avenue is a four-story brick building that faces east onto Cass Avenue with a green lawn located to the south and west while the Atlanta Apartments (2467 Cass) is located just north. The building is designed in a restrained Italian Renaissance revival style and is faced in dark red-brown brick which is laid in a Flemish bond pattern on the primary facade (Cass Avenue). The Flemish bond pattern wraps from the primary façade to both the north and south façade and transitions from Flemish to common bond near the midpoint on both the north and south façade. The rest of the building is laid in common bond with a header course of bricks at every seventh course.

Overall Site Plan

The district will be rehabilitated as a whole to create a unified, cohesive design. The local district comprises nearly the entire city block at the southwest corner of Cass Avenue and Henry Street with the western-most parking lot and the areas directly south of all buildings not included in the district. That being said, although the areas south of the buildings are not included in the district, because work is being proposed in two such areas—on the grassy area south of 2447 Cass and on an area directly south of 439 Henry—both areas will be discussed. The district consists of seven buildings situated along Cass Avenue and Henry Street.

The streetscape on Henry Street will be re-designed to eliminate most of the curb cuts as access to the parking lot between 489 Henry and 459 Henry will be accessed from the alley not from Henry Street. Further, that parking lot will be re-designed with a wide landscape buffer to shield the occupants of 489 Henry and 459 Henry from noise and headlight glare. A tot lot will be added to the area directly adjacent to the parking lot and 459 Henry. The sidewalk along the southern side of Henry Street will be retained, a wide greenbelt will be planted, and a decorative hardscape and patterned concrete will be used directly in front of 447 Henry for the anticipated retail/dining tenant. A forecourt will be created in front of each residential building by construction of a 12" concrete planter curb with ornamental plantings found within the forecourt. For the buildings along Cass Avenue – 2447 and 2467 Cass - an 18" aluminum garden fence will be placed in front of each building as well. The landscaping in front of each building will have a slightly different arrangement of landscaping and trees to provide greenery and visual interest to the buildings.

There is currently an alley running north to south between 439 and 427 Henry. This alley will be recreated into additional outdoor gathering spaces as well as parking for residents. The northern end of the alley will become a seating area with a granite chip surface—it will be surrounded by plantings and accessed through an aluminum fence and gate set back from Henry Street. The southern end of where alley currently runs will become a surface parking lot with 15 parking spaces. The drive aisle will be accessed from the W. Fisher Service Drive. New concrete paving will be installed along the parking lot and provide access to 2447 Cass, 2467 Cass, 427 Henry, and 439 Henry. The concrete paving will also extend in between 427 Henry and 2467 Cass. This area will have lawn furniture and will also be accessible via an aluminum fence and gate facing Henry Street. The alley that runs east to west, just south of the 439 Henry, 447 Henry, 459 Henry, and 489 Henry will be re-paved with asphalt and will remain accessible to vehicular



traffic and barrier free entry to 439 Henry. A consolidated site refuse enclosure will be located along this alley and will be screened from the W. Fisher Service Drive with both plantings and a masonry screen wall. Along the service drive a staggered 6' tall ornamental aluminum fence will be built just south of 2447 Cass Avenue and the open green space south of 427 Henry to provide privacy from the I-75 service drive. In between 2467 and 2447 Cass, a public/private gathering space will be created with ornamental plantings and lawn furniture located closer to Cass Avenue, while a larger outdoor park for residents will be nestled further into the site, between the buildings, and will be accessed by an aluminum fence and gate off Cass Avenue.

Brick and stone

The building is clad in red-brown brick which is in fair condition in most areas with cracking, missing mortar, puncture holes, and some missing units found throughout. At the base of the building and in the central bay of the primary façade, the brick has been painted brown. Stone is found at the entry surround, at the sills of each window opening, and at water tables at the second floor and fourth floor—the stone is in good-to-fair condition.

All brick and stone are to be inspected for damage. Brick and stone will be repointed, and loose or displaced units will be reset. Re-pointed mortar will match the color, texture, compressive strength, joint width and joint profile of the existing historic mortar. Damaged brick and stone will be repaired as necessary and loose or displaced units to be reset. If any units are too badly deteriorated to repair, they will be replaced—any salvaged brick will be reused where replacements are needed before new units are used. If new units are necessary, they will be selected to match the existing in size, profile, color, and finish. The brown paint will be removed from any painted masonry and then all masonry will be cleaned with a light duty detergent and low-pressure water rinse prior to any masonry work to allow matching of mortar color.

Entrance and Doors

The main entrance and two flanking windows are currently closed in with CMU units. These CMU units will be removed, and a new double door will be installed in the stone surround. The new wood double door will have glazed panels and will be compatible with the historic nature of the building without appearing falsely historic. The windows next to the entry doors will also be replaced, see the section directly below. New solid doors will also be installed in the west façade in the fire escape, will be painted, and will be compatible with the historic nature of the building without appearing falsely historic.

Windows

There are no windows in the building currently. Therefore, it is proposed that historic replica, aluminum clad wood windows will be used—these will be based on historic photographs, see attached.

On the primary (east) façade, on the first floor, the windows will be two over one units except the two windows flanking the entrance which will be further researched to determine their design and will be replaced to match documented design. On the east façade, on the upper floors, it is proposed that six-over-one units will be used on the outer bay window openings and in the two central bays of the building, while the center bay window openings will have eight-over-one units. One-over-one single hung units will be used on the secondary facades. The window frames will be dark in color to match the historic window frame color.

Fire Escape and ADA Lift

This facade has two short walls that project outward from the main facade to partially enclose a wooden fire escape. Two doors and two windows open from each floor onto the wooden fire escape. The wooden columns that provide support to the fire escape rest on a CMU wall at grade. The wood components of the fire escape are in poor condition. The wood components are to be removed and replaced with new composite wood material. Connections to the building shall be repaired as necessary to ensure structural stability.

An ADA lift will be installed on the back of the building to access the first-floor fire escape to provide ADA access to the first-floor units.

Façade Lighting



Exterior building lighting will be provided and designed to highlight building features. Lighting locations may include either up-lighting or soffit fixture at the entrance. Final lighting cut sheets are not yet available and will be provided to staff for review once ready.

Signage

Currently there is no signage on the building beyond a very faded painted sign on the south façade—the paint is nearly invisible but there are good historic photos of this signage which included a “Hotel Ansonia” sign near the parapet and a “Beck’s Beer” sign below it. There was also a “Hotel” sign applied to the southern-most bay on the east façade just above the first-floor window. Finally, there was a “Hotel Ansonia” sign on a metal pole on the lawn in front of the building. All of this signage is no longer extant.

Pursuant to historic precedence it is proposed that future signage will be reinstated on the on either a ground sign or some appropriate location on the front facade. The painted sign on the south façade will not be reinstated. If these general areas are approved, final signage drawings (including size, color and design) will be submitted for staff approval before installation.

Roof and Skylight

The building currently has an EPDM roof. It is in fair condition and will be removed and replaced with a new EPDM roof. Small condensers will be added to the center of the roof with painted metal panel mechanical screens added to obscure the condensers. This location was selected so that the units will be minimally visible from the street within a one block radius—please see attached sightline study. The perforated metal screens will be gray in color. A small skylight is located in the center of the roof. It is in poor condition. It will be removed and replaced with a contemporary low-profile skylight structure.

The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the building. Further detail is provided in the attached drawings, renderings, reports, and photos. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC



Brian Rebain, RA, NCARB
Principal



HENRY STREET REDEVELOPMENT

489 HENRY, 459 HENRY, 447 HENRY, 439 HENRY, 427 HENRY,
2467 CASS, 2447 CASS
DETROIT, MICHIGAN 48201

OWNER
OLYMPIA DEVELOPMENT OF MICHIGAN,LLC
2211 WOODWARD AVENUE
DETROIT, MICHIGAN 48201

ARCHITECT
NEUMANN/SMITH ARCHITECTURE
400 GALLERIA OFFICENTRE, SUITE 555
SOUTHFIELD, MICHIGAN 48034
248.352.8310

PRE-CONSTRUCTION SERVICES
O'BRIEN CONSTRUCTION COMPANY
966 LIVERNOIS
TROY, MI 48083
248.334.2470

CIVIL ENGINEER
GIFFELS WEBSTER
28 W. ADAMS STREET, SUITE 1200
DETROIT, MICHIGAN 48226
313.962.4442

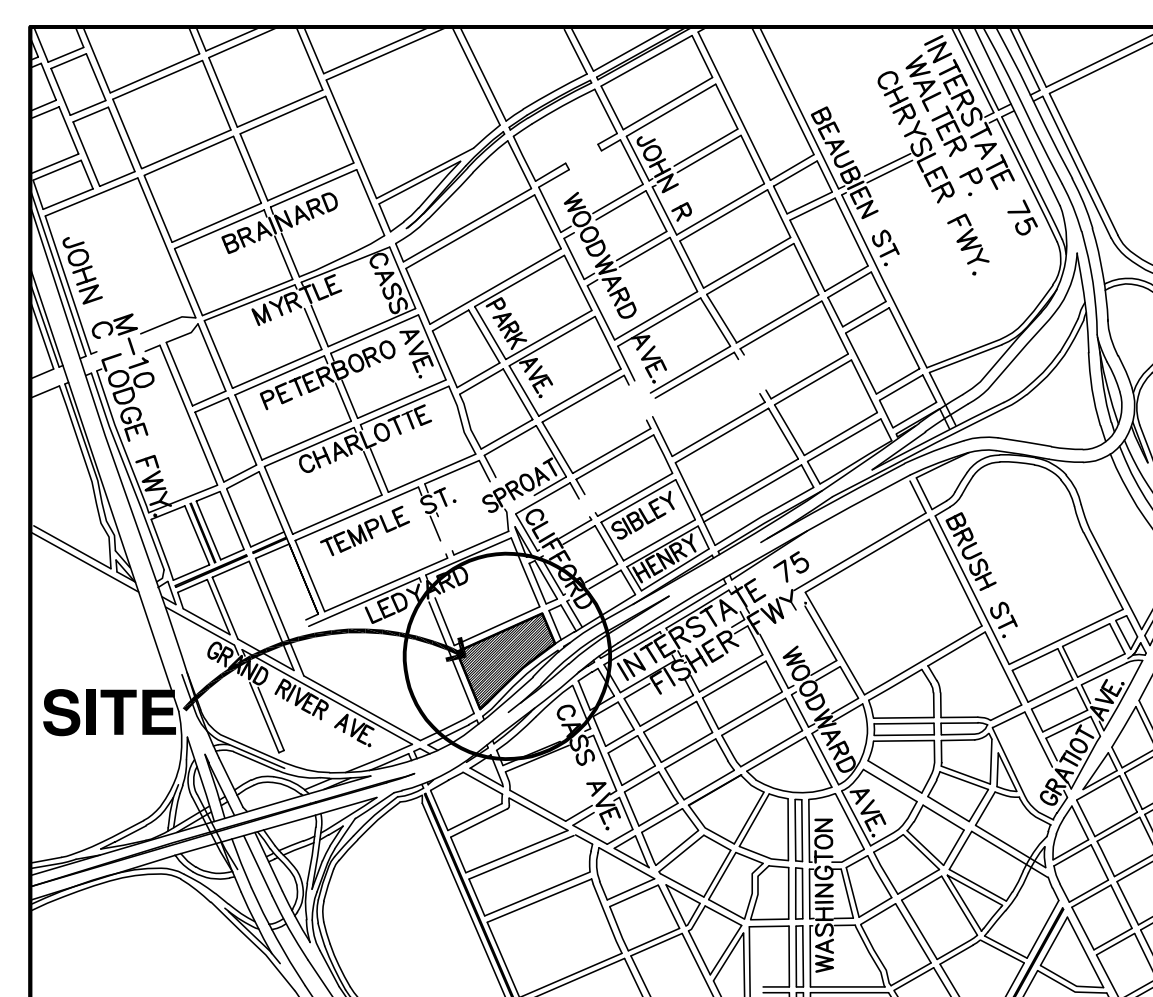
LANDSCAPE ARCHITECT
GRISSIM METZ ANDRIESE ASSOCIATES
311 EAST CADY STREET
SUITES A&B
NORTHVILLE, MICHIGAN 48167
248.347.7010

STRUCTURAL ENGINEER
RESURGET ENGINEERING
4219 WOODWARD AVENUE, SUITE 306
DETROIT, MICHIGAN, 48201
313.315.3290

MECH / ELECT ENGINEER
STRATEGIC ENERGY SOLUTIONS, INC.
4000 WEST 11 MILE RD
BERKLEY, MICHIGAN 48072
248.399.1900

CODE DATA	
CODES OF JURISDICTION: CITY OF DETROIT	
1.	2015 MICHIGAN BUILDING CODE /2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
2.	2015 MICHIGAN PLUMBING CODE INCORPORATING THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE
3.	2015 MICHIGAN MECHANICAL CODE INCORPORATING THE 2015 EDITION OF THE MECHANICAL CODE
4.	MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.0-2009
5.	2015 NATIONAL ELECTRICAL CODE (NEC) (WITH MICHIGAN ELECTRICAL CODE.)
6.	BARRIER FREE CODE: ICC/ANSI 117.1 2003 & 2010 MICHIGAN BARRIER FREE DESIGN & AMERICANS WITH DISABILITIES ACT DESIGN GUIDELINES (ADAAG)

INDEX OF DRAWINGS	
NO.	SHEET TITLE
GENERAL	
A001	TITLE SHEET
LANDSCAPE	
L100	RENDERED LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L201	LANDSCAPE DETAILS
L301	SITE LIGHTING DESIGN INTENT
ARCHITECTURAL	
1A101	BASEMENT & GROUND FLOOR PLANS
1A102	2ND - 4TH FLOOR & ROOF PLANS
2A101	BASEMENT & GROUND FLOOR PLANS
2A102	2ND - 4TH FLOOR & ROOF PLANS
3A101	BASEMENT & GROUND FLOOR PLANS
3A102	ROOF PLAN
4A101	BASEMENT & GROUND FLOOR PLANS
4A102	2ND - 4TH FLOOR & ROOF PLANS
5A101	BASEMENT, 1ST, 2ND, 3RD, ROOF PLAN
6A101	BASEMENT & GROUND FLOOR PLAN
6A102	2ND - 4TH FLOOR & ROOF PLAN
7A101	BASEMENT & GROUND FLOOR PLANS
1A401	EXTERIOR ELEVATIONS 489 HENRY
1A401.1	EXTERIOR ELEVATIONS 489 HENRY
1A402	EXTERIOR ELEVATIONS 489 HENRY
1A402.1	EXTERIOR ELEVATIONS 489 HENRY
2A401	EXTERIOR ELEVATIONS 459 HENRY
2A401.1	EXTERIOR ELEVATIONS 459 HENRY
2A402	EXTERIOR ELEVATIONS 459 HENRY
2A402.1	EXTERIOR ELEVATIONS 459 HENRY
3A401	EXTERIOR ELEVATIONS 447 HENRY
3A401.1	EXTERIOR ELEVATIONS 447 HENRY
4A401	EXTERIOR ELEVATIONS 439 HENRY
4A401.1	EXTERIOR ELEVATIONS 439 HENRY
4A402	EXTERIOR ELEVATIONS 439 HENRY
4A402.1	EXTERIOR ELEVATIONS 439 HENRY
5A401	EXTERIOR ELEVATIONS 427 HENRY
5A401.1	EXTERIOR ELEVATIONS 427 HENRY
6A401	EXTERIOR ELEVATIONS 2467 CASS
6A401.1	EXTERIOR ELEVATIONS 2467 CASS
7A401	EXTERIOR ELEVATIONS 2447 CASS
7A401.1	EXTERIOR ELEVATIONS 2447 CASS
5A421	ENLARGED ELEVATIONS DETAILS
ELECTRICAL	
ES101	ELECTRICAL SITE PLAN



LOCATION MAP
NORTH

• DRAWINGS ISSUED
○ DRAWINGS ISSUED FOR REFERENCE ONLY

PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION

Issued for

11.20.2020 - HISTORIC DISTRICT COMMISSION

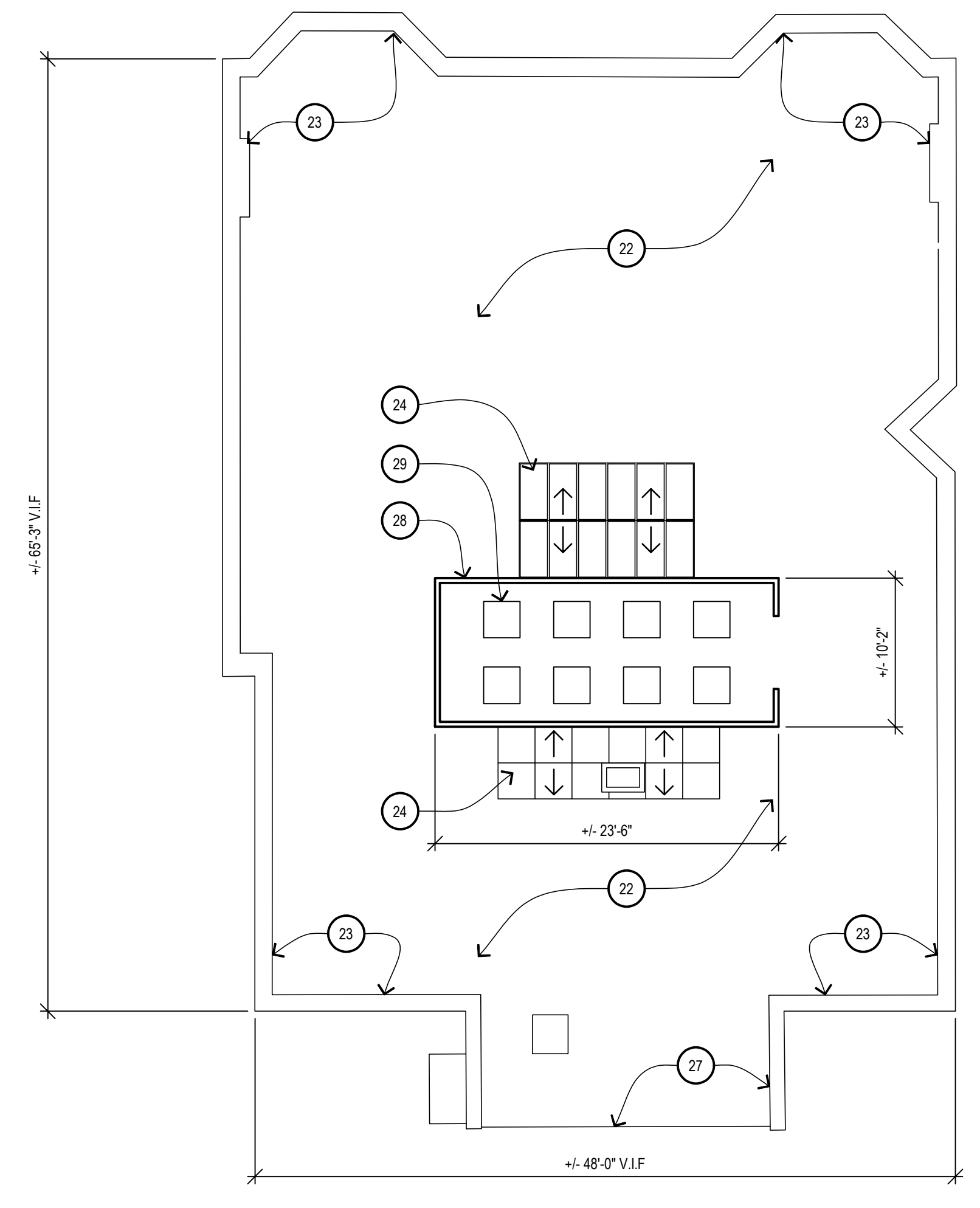
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Checked Construction
RMM Record
Approved _____
MW Bidpak Number _____
Do not scale
Use figured dimensions only

Job Number
2020078
Title
TITLE SHEET

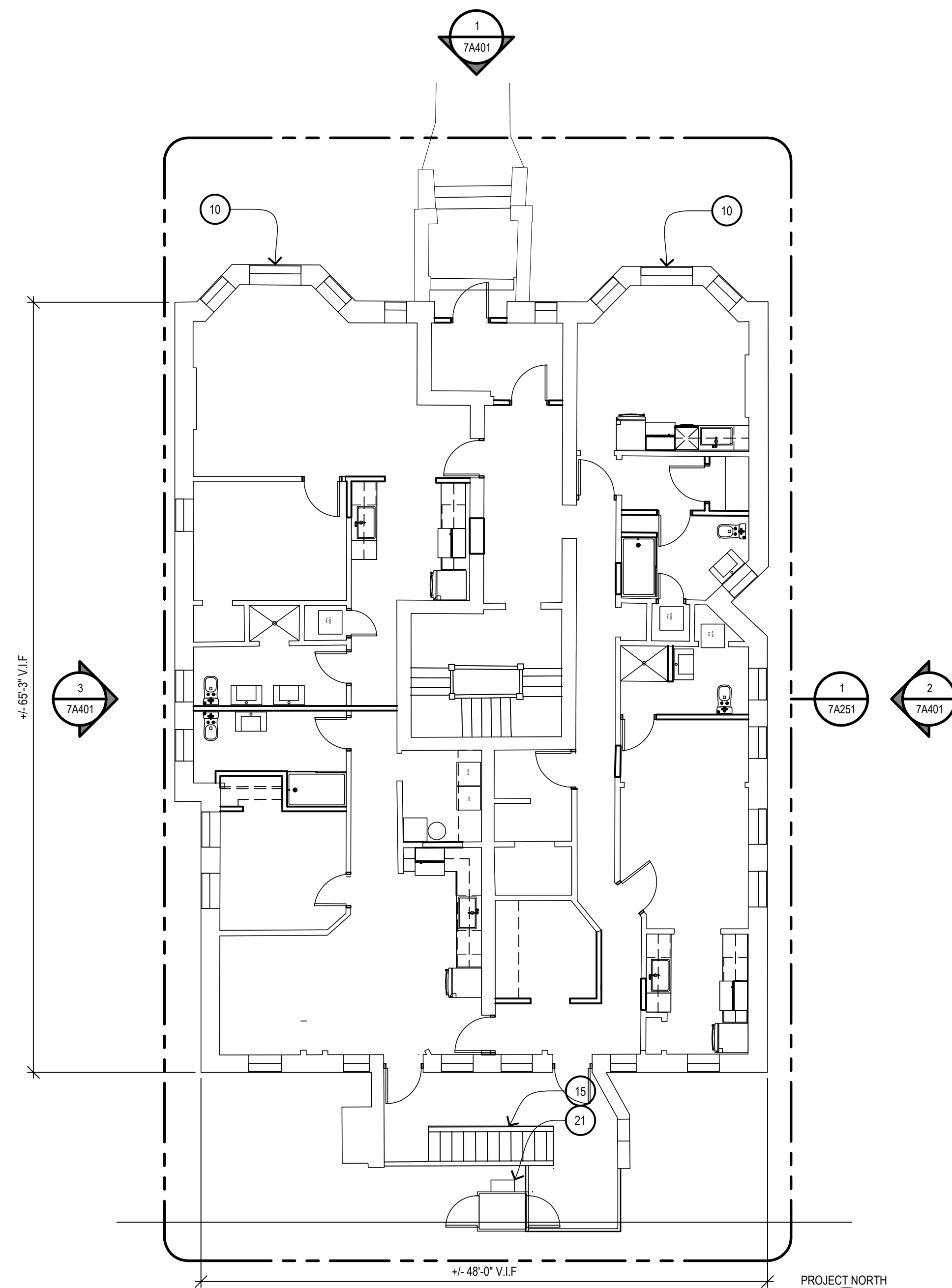
Sheet
A001

KEYNOTES:

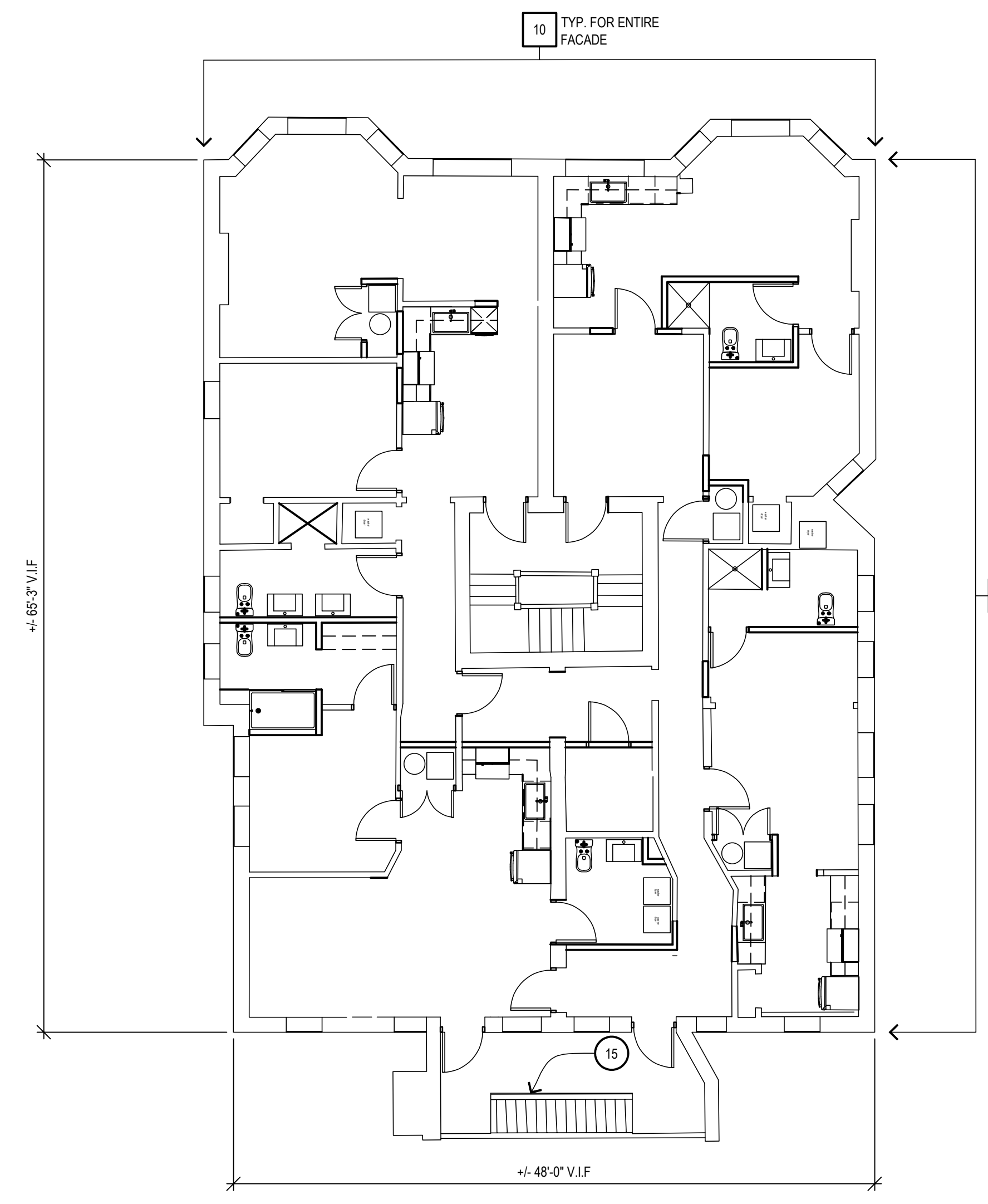
- 1 RECONSTRUCTED DOUBLE WOOD/GLASS DOORS
- 2 NEW METAL RAILING, PAINTED
- 3 NEW METAL HAND/GUARD RAIL AT EXTERIOR STAIR, PAINTED
- 4 NEW METAL HAND/GUARD RAIL AT EXTERIOR STAIR, PAINTED
- 5 RECONSTRUCTED CONCRETE PORCH LANDING
- 6 RECONSTRUCTED CONCRETE STEPS
- 7 RECONSTRUCTED MASONRY STAIRWELL RETAINING WALL W/ LIMESTONE CAPS
- 8 RECONSTRUCTED CONCRETE STEPS & REPLACEMENT METAL HANDRAILS (PAINTED)
- 9 NEW INSULATED PRE-FINISHED ALUM ENTRANCE/STOREFRONT SYSTEM
- 10 NEW WINDOW UNIT W/ INSULATED GLASS
- 11 NEW METAL GUARD RAIL SYSTEM AT BALCONY
- 12 RECONSTRUCTED WOOD BALCONY W/ SYNTHETIC DECKING/TRIM
- 13 RECONSTRUCTED MASONRY PORCH KNEE WALL AND ASSOCIATED REINFORCED CONCRETE FOOTING
- 14 RECONSTRUCTED STONE PORCH, STEPS, ASSOCIATED REINFORCED CONCRETE FOOTINGS & METAL HANDRAILS (PAINTED)
- 15 RECONSTRUCTED EXTERIOR STAIR SYSTEM: FRAMING, LANDINGS, STAIRS, RAILS, GUARDRAILS HISTORICALLY APPROPRIATE
- 16 RECONSTRUCTED FLOOR ASSEMBLY
- 17 RECONSTRUCTED STAIRS, LANDINGS, RAIL/GUARD RAIL SYSTEM W/ HISTORICALLY APPROPRIATE MATERIALS/ FINISHES
- 18 RECONFIGURED ELEVATOR HOIST WAY WITH NEW ELEVATOR (RAILS, PIT) & RECONFIGURED FLOOR FRAMING TO ACCEPT NEW FLOOR OPENING
- 19 EXISTING LIGHT WELL WITH NEW 2 HR RATED SHAFT WALL ASSEMBLY INNER LINING, PROVIDE RATED GLAZING AT EXISTING OPENINGS
- 20 EXISTING MASONRY FIREPLACE
- 21 NEW ADA COMPLIANT LIFT, PROVIDE POWER
- 22 NEW SINGLE PLY ROOF MEMBRANE ON MIN R-30 INSULATION
- 23 PROVIDE NEW SHEATHING AT VERTICAL PORTION OF PARAPET FOR NEW ROOFING
- 24 NEW SKYLIGHT WITH INTEGRAL CURB
- 25 PROVIDE NEW SINGLE PLY ROOF/ FLASHING AT PROJECTED BAY WINDOWS/ PORCH ROOFS
- 26 PROVIDE NEW GUTTERS/ DOWNSPOUTS
- 27 PROVIDE NEW FLASHING AT ROOF/ STAIR ENCLOSURE
- 28 MECHANICAL UNITS ON PREFABRICATED EQUIPMENT CURBS
- 29 PREFINISHED GALV METAL METAL ROOF SCREEN, 5'-0" HIGH, 12" ABOVE ROOF. PROVIDE GALV SUPPORTS AT 6'-0" O.C. PROVIDE BLOCKING AT EXISTING ROOF STRUCTURE TO ACCOMMODATE.
- 30 NEW MECHANICAL SHAFT
- 31 EXISTING STAIR CONSTRUCTION TO REMAIN, EXISTING RAILS TO REMAIN, PAINT
- 32 NEW MECHANICAL ROOF PENETRATION, PROVIDE INSULATED CURBS WITH INTEGRAL FLASHING
- 33 NEW INSULATED OVERHEAD DOOR
- 34 EXISTING DTE PEDESTAL
- 35 PROVIDE WATERPROOFING AT BASEMENT FOUNDATION WALLS
- 36 NEW ELEVATOR OVER RUN ENCLOSURE, INSULATED METAL SIDING ON COLD FORM FRAMING



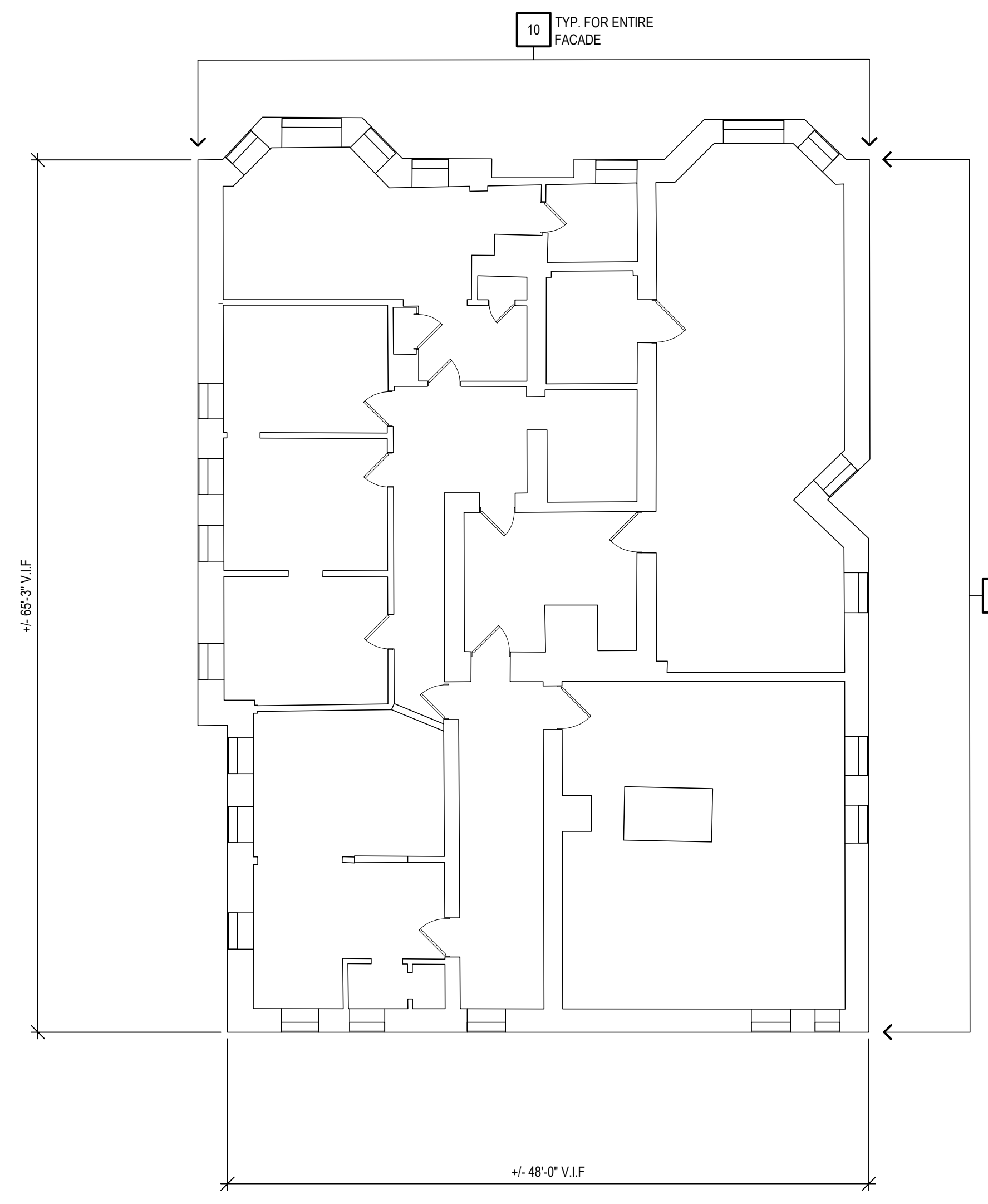
2447 CASS ROOF
 GROSS AREA: 2,850 SF
 4
 7A101
 1/8" = 1'-0"
 PROJECT NORTH



2447 CASS GROUND LEVEL
 2
 7A101
 1/8" = 1'-0"
 PROJECT NORTH



2447 CASS FLOOR PLAN 2-4
 2
 7A101
 1/8" = 1'-0"
 PROJECT NORTH



2447 CASS BASEMENT
 1
 7A101
 1/8" = 1'-0"
 PROJECT NORTH

NEW WORK LEGEND:

	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION
	EXISTING DOOR AND FRAME TO REMAIN
	NEW DOOR AND FRAME
	PARTITION TYPE, SEE SHEET AXXX FOR DETAILS
	ROOM NAME AND NUMBER
	DOOR NUMBER

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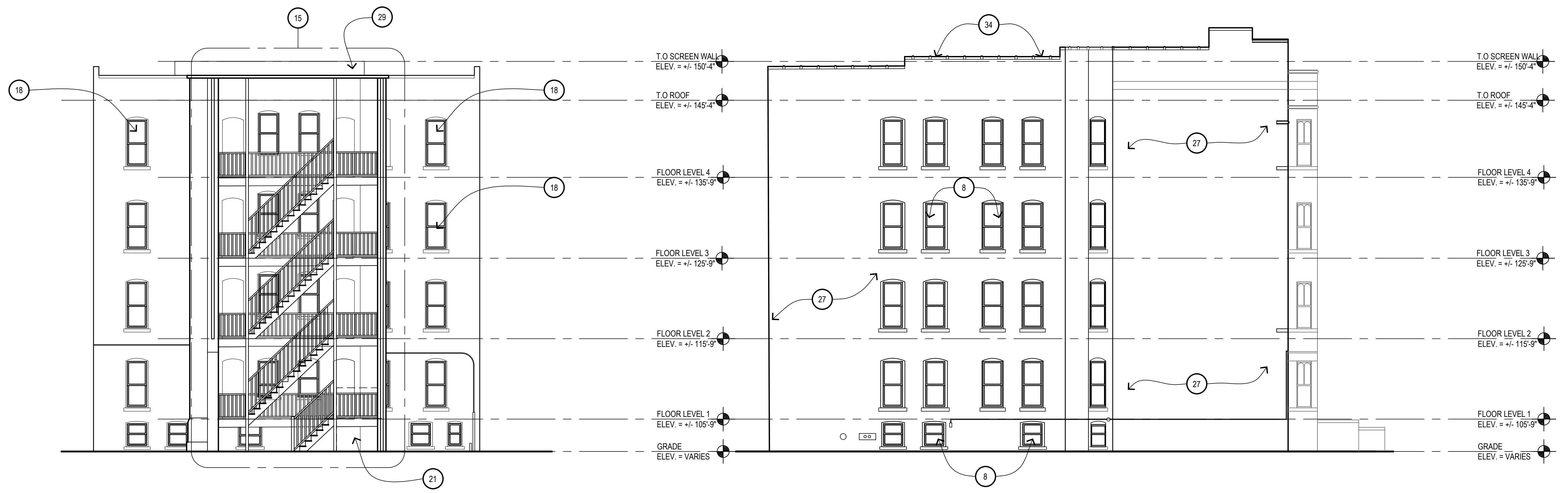
Drawn Preliminary
 JKM
 Checked Construction
 RMM Record
 Approved Do not scale
 MW Use figured dimensions only
 Bidpak Number

Job Number
2020078
 Title
BASEMENT, 1ST, 2ND, 3RD, ROOF PLANS

Sheet
7A101

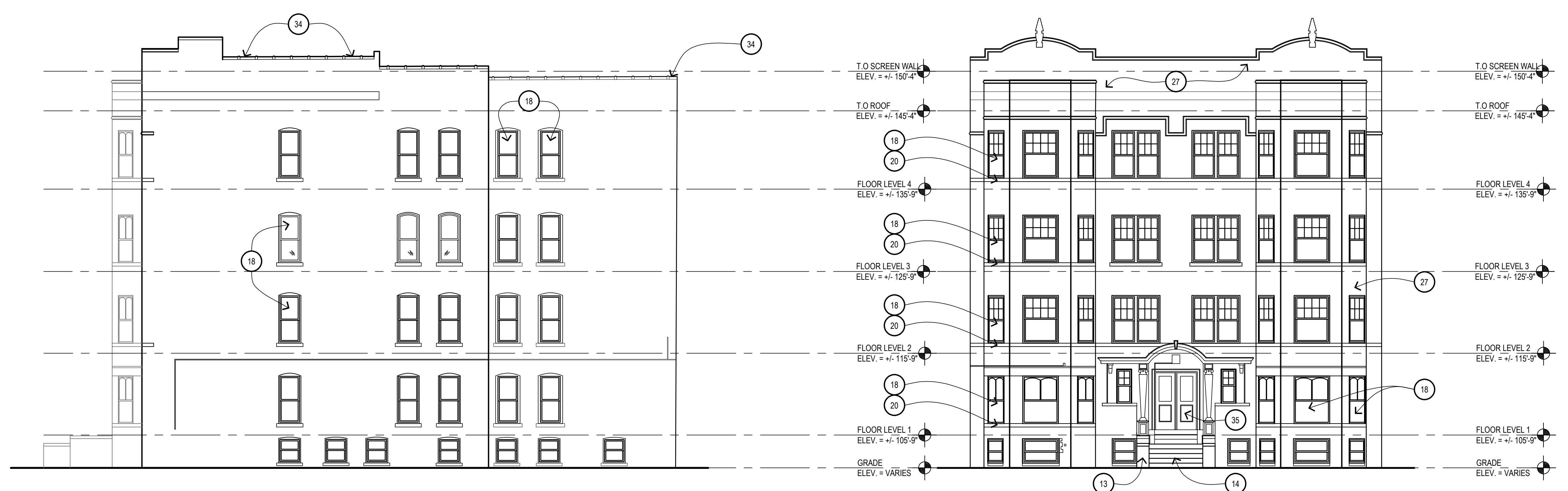
KEYNOTES:

- 1 RECONSTRUCTED DOUBLE WOOD/GLASS DOORS
- 2 NEW METAL RAILING, PAINTED
- 3 NEW METAL HAND/GUARD RAIL AT EXTERIOR STAIR, PAINTED
- 4 NEW INSULATED PRE-FINISHED ALUM ENTRANCE/STOREFRONT SYSTEM
- 5 RECONSTRUCTED CONCRETE PORCH LANDING
- 6 RECONSTRUCTED CONCRETE STEPS
- 7 RECONSTRUCTED MASONRY STAIRWELL RETAINING WALL W/ LIMESTONE CAPS
- 8 RECONSTRUCTED CONCRETE STEPS & REPLACEMENT METAL HANDRAILS (PAINTED)
- 9 NEW INSULATED PRE-FINISHED ALUM ENTRANCE/STOREFRONT SYSTEM
- 10 NEW WINDOW UNIT W/ INSULATED GLASS
- 11 NEW METAL GUARD RAIL SYSTEM AT BALCONY
- 12 RECONSTRUCTED WOOD BALCONY W/ SYNTHETIC DECKING/TRIM
- 13 RECONSTRUCTED MASONRY PORCH KNEE WALL AND ASSOCIATED REINFORCED CONCRETE FOOTING
- 14 RECONSTRUCTED STONE PORCH, STEPS, ASSOCIATED REINFORCED CONCRETE FOOTINGS & METAL HANDRAILS (PAINTED)
- 15 RECONSTRUCTED EXTERIOR STAIR SYSTEM: FRAMING, LANDINGS, STAIRS, RAILS, GUARDRAILS HISTORICALLY APPROPRIATE
- 16 RECONSTRUCTED FLOOR ASSEMBLY
- 17 RECONSTRUCTED STAIRS, LANDINGS, RAIL/GUARD RAIL SYSTEM W/ HISTORICALLY APPROPRIATE MATERIALS/ FINISHES
- 18 NEW WINDOW UNIT WITH INSULATED GLAZING
- 19 NEW HISTORICALLY APPROPRIATE CLADDING
- 20 EXISTING STONE TRIM DETAIL
- 21 NEW ADA COMPLIANT LIFT, PROVIDE POWER
- 22 NEW SINGLE PLY ROOF MEMBRANE ON MIN R-30 INSULATION
- 23 PROVIDE NEW SHEATHING AT VERTICAL PORTION OF PARAPET FOR NEW ROOFING
- 24 NEW SKYLIGHT WITH INTEGRAL CURB
- 25 PROVIDE NEW SINGLE PLY ROOF FLASHING AT PROJECTED BAY WINDOWS
- 26 PROVIDE NEW GUTTERS/DOWNSPOUTS
- 27 EXISTING BRICK CLADDING. REFER TO FUTURE RESTORATION DRAWINGS
- 28 EXISTING CORNICE. REFER TO FUTURE RESTORATION DRAWINGS
- 29 PREFINISHED GALV METAL ROOF SCREEN, 5'-0" HIGH, 12" ABOVE ROOF. PROVIDE GALV SUPPORTS AT 6'-0" O.C., PROVIDE BLOCKING AT EXISTING ROOF STRUCTURE TO ACCOMMODATE.
- 30 RESTORED LIMESTONE BASE
- 31 EXISTING DTE PEDESTAL/TRANSFORMER
- 32 RECONSTRUCTED BAY WINDOW PROJECTIONS W/ NEW INSULATED GLAZING
- 33 NEW BALCONY CONSTRUCTION, METAL RAIL/GUARD RAIL SYSTEM, SYNTHETIC DECKING ON TREATED WOOD, PROVIDE REINF CONCRETE FOOTINGS
- 34 EXISTING CLAY TILE PARAPET CORING. REFER TO FUTURE RESTORATION DRAWINGS
- 35 NEW WOOD ENTRY DOOR SYSTEM W/ GLAZING
- 36 NEW INSULATED OVERHEAD DOOR



4 2447 CASS WEST EXTERIOR ELEVATION
 7A401 1/8" = 1'-0"

2 2447 CASS SOUTH EXTERIOR ELEVATION
 7A401 1/8" = 1'-0"



3 2447 CASS NORTH EXTERIOR ELEVATION
 7A401 1/8" = 1'-0"

1 2447 CASS EAST EXTERIOR ELEVATION
 7A401 1/8" = 1'-0"

GENERAL NOTE
 *PER CIVIL 129.6 = 100'-0"

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11.20.2020 - HISTORIC DISTRICT COMMISSION

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JKM	<input type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
RMM	
Approved	Do not scale
MW	Use figured dimensions only
Bidpak Number	

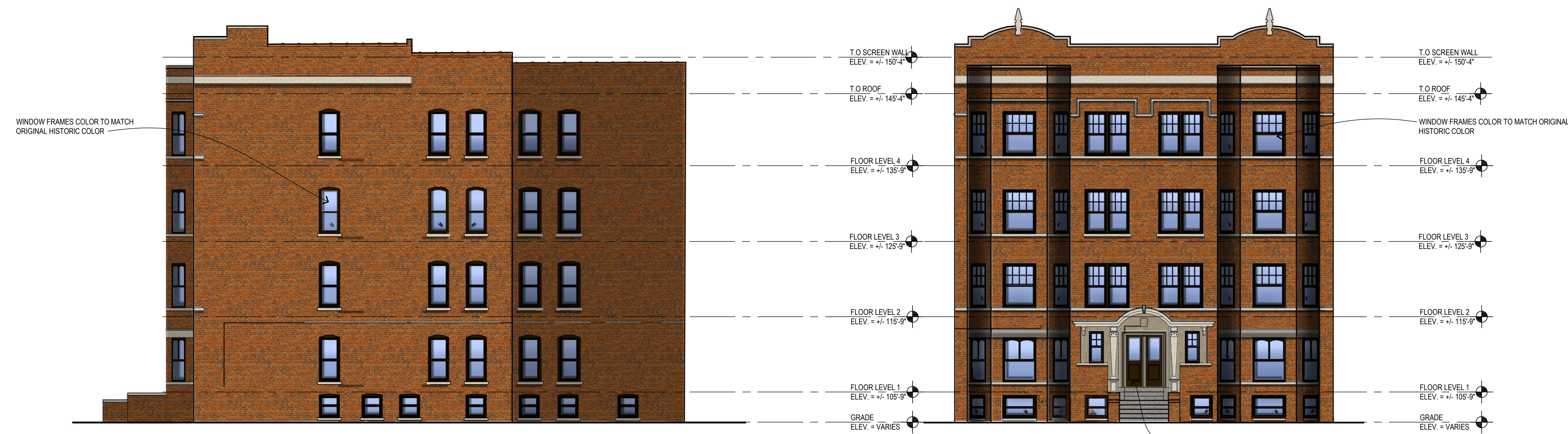
Job Number
 2020078
 Title
**EXTERIOR ELEVATIONS
 2447 CASS**

Sheet
7A401



4
 2447 CASS WEST
 EXTERIOR ELEVATION
 7A401.1 1/8" = 1'-0"

2
 2447 CASS SOUTH
 EXTERIOR ELEVATION
 7A401.1 1/8" = 1'-0"



3
 2447 CASS NORTH
 EXTERIOR ELEVATION
 7A401.1 1/8" = 1'-0"

1
 2447 CASS EAST
 EXTERIOR ELEVATION
 7A401.1 1/8" = 1'-0"

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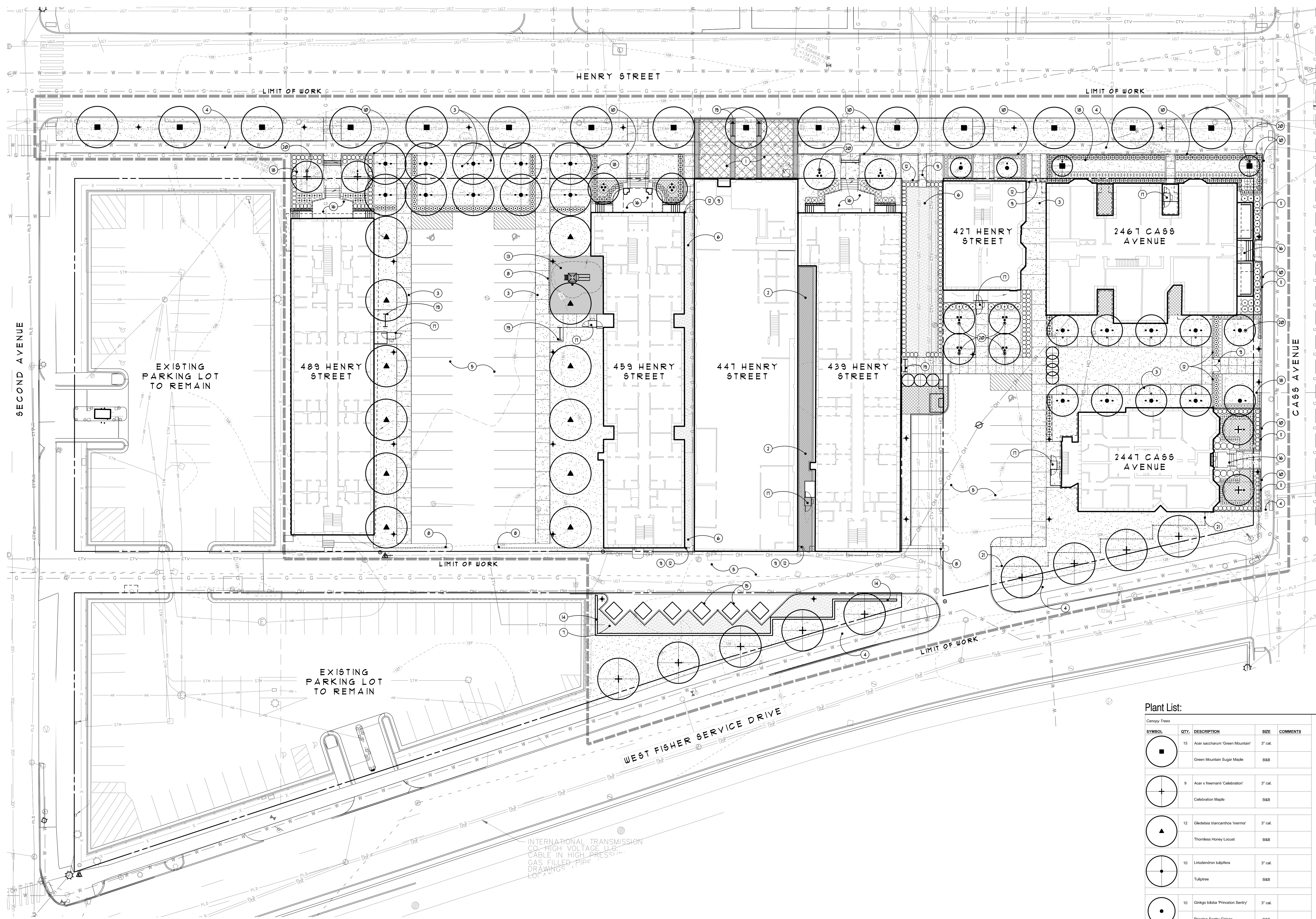
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Drawn Preliminary
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 Bidpak Number _____
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Job Number
 2020078
 Title
**EXTERIOR
 ELEVATIONS
 2447 CASS**

Sheet
7A401.1

GENERAL NOTE
 PER CIVIL 129.6 = 100'-0"



- Legend:**
- LIMIT OF WORK
 - W WATER MAIN
 - G GAS LINE
 - OH OVERHEAD ELECTRIC WIRE
 - SD STORY DRAIN
 - + PEDESTRIAN LIGHT POLE - REFER TO SITE ELECTRICAL DRAWINGS
 - ⊙ EXISTING COBRA HEAD STREET LIGHTS TO REMAIN
 - IRRIGATED BODDED LAWN
 - RIGHT OF WAY
- Note Key:**
- 1 SCORED CONCRETE PAVING WITH PAVER INLAY AND BORDER
 - 2 PAVERS
 - 3 CONCRETE PAVING - REFER TO CIVIL PLANS
 - 4 EXISTING SIDEWALK TO REMAIN
 - 5 ASPHALT PARKING LOT AND DRIVE AILE - REFER TO CIVIL PLANS
 - 6 4" DEPTH DECOMPOSED GRANITE
 - 7 4" DEPTH CRUSHED AGGREGATE MULCH
 - 8 4"-0" HT. ORNAMENTAL ALUMINUM FENCE - REFER TO DETAIL ON SHEET L201
 - 9 ORNAMENTAL ALUMINUM GATE
 - 10 2" HT. x 6" WIDE CONCRETE PLANTER CURB
 - 11 30" HT. ORNAMENTAL ALUMINUM GARDEN FENCE - REFER TO DETAIL ON SHEET L201
 - 12 6"-0" HT. ORNAMENTAL ALUMINUM FENCE WITH 3/4" PICKET SPACING - REFER TO DETAIL ON SHEET L201
 - 13 TOT LOT PLAYGROUND - SURFACE TO BE 12" DEPTH ENGINEERED WOOD MULCH
 - 14 MASONRY SCREEN WALL - REFER TO DETAIL ON SHEET L201
 - 15 DUMPSTER, TYP.
 - 16 EXISTING BUILDING PORCH - REFER TO ARCHITECTURAL DRAWINGS
 - 17 BARRIER FREE PORCH LIFT - REFER TO ARCHITECTURAL DRAWINGS
 - 18 STEEL EDGING BETWEEN LAWN AND PLANT BEDS, TYP.
 - 19 BIKE RACK
 - 20 TREE UPLIGHT, TYP.
 - 21 6"-0" HT. ORNAMENTAL ALUMINUM FENCE WITH 1/2" PICKET SPACING - REFER TO DETAIL ON SHEET L201

- General Notes:**
- 1 PROVIDE 4" DEPTH TOPSOIL AT ALL BODDED LAWN AREAS
 - 2 PROVIDE SHREDDED BARK MULCH AT ALL PLANT BEDS PER DETAILS
 - 3 REFER TO TYPICAL PLANTING DETAILS, SHEET L201
 - 4 IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANTING BEDS AND LAWN AREAS.

Plant List:

SYMBOL	QTY.	DESCRIPTION	SIZE	COMMENTS
■	15	Acer saccharum 'Green Mountain'	3" cal.	
●		Green Mountain Sugar Maple	B&B	
+	9	Acer x freemari 'Celebration'	3" cal.	
○		Celebration Maple	B&B	
▲	12	Gleditsia triacanthos 'nervis'	3" cal.	
●		Thornless Honey Locust	B&B	
●	10	Liquidambar styraciflua	3" cal.	
●		Tulipree	B&B	
●	10	Ginkgo biloba 'Princeton Sentry'	3" cal.	
●		Princeton Sentry Ginkgo	B&B	
+	2	Mikus 'Royal Raindrops'	3" cal.	
●		Royal Raindrops Crabapple	B&B	
●	2	Cercis canadensis	10" ht.	multi-stem
●		Eastern Redbud	B&B	3 trunk min.
+	4	Magnolia soudangiana	10" ht.	multi-stem
●		Saucer Magnolia	B&B	3 trunk min.
+	2	Cornus florida	10" ht.	multi-stem
●		Flowering Dogwood	B&B	3 trunk min.
+	2	Prunus serotina 'Wenzari'	3" cal.	
●		Kwanan Cherry	B&B	
●	2	Carpinus betulus 'Frans Fontaine'	3" cal.	
●		Franc Fontaine Hornbeam	B&B	
+	2	Mikus 'Prairie Fire'	2.5' cal.	tree form
●		Prairie Fire Crabapple	B&B	
+	7	Quercus x warei 'Nutter'	3" cal.	
●		Knotted Spill Oak	B&B	

SYMBOL	QTY.	DESCRIPTION	SIZE	COMMENTS
○	88	Buxus 'Green Mountain'	18" ht. min.	Plant 18" o.c.
●		Green Mountain Boxwood	B&B	
⊕	140	Ilex glabra 'Shamrock'	24" ht. min.	Plant 24" o.c.
●		Irisherry	B&B	
○	10	Ilex x meseriote 'Blue Prince'	30" ht. min.	Plant 30" o.c.
●		Blue Prince Holly	B&B	
⊗	14	Rhododendron 'Daleware Valley'	30" ht. min.	Plant 30" o.c.
●		Daleware Valley Azalea	B&B	
○	213	Taxus x media 'Densiformis'	24" ht. min.	Plant 24" o.c.
●		Dense Yew	B&B	
○	86	Taxus x media 'Hicks'	30" ht. min.	Plant 24" o.c.
●		Hick's Yew	B&B	
⊕	12	Thuja occidentalis 'Emerald Green'	6" ht.	Plant 30" o.c.
●		Emerald Green Arborvitae	B&B	Hedge to 5' ht.
Deciduous Shrubs, Groundcover, and Perennials				
SYMBOL	QTY.	DESCRIPTION	SIZE	COMMENTS
⊕	49	Ilex verticillata 'Henry's Garnet'	#3	Plant 24" o.c.
●		Virginia Sweetpire	cont.	
⊕	35	Hydrangea macrophylla 'Pae Wae'	#5	Plant 30" o.c.
●		Pae Wae Oakleaf Hydrangea	cont.	
⊕	16	Hydrangea paniculata 'Tumbo'	#5	Plant 30" o.c.
●		Bobo Hydrangea	cont.	
○	21	Syringa patula 'Miss Kim'	#5	Plant 30" o.c.
●		Miss Kim Lilac	cont.	
○	10	Helleborus viridis 'Sonic Bloom'	#5	Plant 30" o.c.
●		Sonic Bloom Wajigala	cont.	
○	21	Hosta x Patriot	1 gal.	Plant 18" o.c.
●		Planet Hosta	cont.	
1100		Pachysandra terminalis	1 gal.	Plant 12" o.c.
		Japanese pachysandra	cont.	

811 Know what's below. Call before you dig.

Scale: 1"=20'

0' 10' 20' 40'

North Arrow

NEUMANN SMITH architecture

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Southfield, Michigan 48034
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GRISSIM METZ ANDRIESE Associates
Landscape Architects

OLYMPIA DEVELOPMENT OF MICHIGAN

HENRY STREET REDEVELOPMENT

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Issued for: Alyson K. Hanson

11.20.2020 HISTORIC DISTRICT COMMISSION

Drawn: Preliminary
 AEP: Construction
 Checked: Record
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Job Number: 2020078
 Title: Landscape Plan

Sheet: L101